



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 16, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

15 NOVEMBER 16, 2010

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**SALE OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
SURPLUS PROPERTY IN THE CITY OF LOS ANGELES
DAYTON CREEK - PARCEL 4EXF.2
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)**

SUBJECT

This action is to approve the sale of Los Angeles County Flood Control District surplus property to Brett Neal Grauman and Benita Grauman along a portion of Dayton Creek in the City of Los Angeles.

IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find the proposed sale is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the fee interest in Dayton Creek, Parcel 4EXF.2, in the City of Los Angeles, is no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Dayton Creek, Parcel 4EXF.2, from the Los Angeles County Flood Control District to Brett Neal Grauman and Benita Grauman, the adjacent property owners, for \$6,800.
4. Instruct the Chair of the Board of Supervisors to sign the Quitclaim Deed document and authorize delivery to Brett Neal Grauman and Benita Grauman.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval from the County of Los Angeles Board of Supervisors, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to allow the LACFCD to sell a portion of its surplus property along Dayton Creek, Parcel 4EXF.2, located south of Gault Street in the City of Los Angeles, to adjacent property owners, Brett Neal Grauman and Benita Grauman, for \$6,800. The LACFCD acquired fee title to Parcel 4EXF.2 as part of the land needed for the Dayton Creek project. Construction of the facility has been completed and the subject parcel lies outside of the required right of way. The adjacent property owners, who requested to purchase the surplus property, are considered to be the logical purchasers.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1). The revenue from this transaction will help promote fiscal sustainability for the operation and maintenance of flood control facilities.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The proposed cost of the sale in the amount of \$6,800 represents the fair market value. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Parcel 4EXF.2 is located along Dayton Creek, south of Gault Street, in the City of Los Angeles. Pursuant to Government Code Section 65402, notification of the proposed sale was submitted to the appropriate agency for their report as to conformance with the adopted General Plan. The Department of Public Works (Public Works) did not receive any response within the 40-day period as stipulated in this Section; therefore, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

The proposed sale is authorized by Section 2, Paragraph 13, of the Los Angeles County Flood Control Act. This Section provides as follows: "Said Los Angeles County Flood Control District hereby declared to be a body corporate and politic, and as such shall have the power...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors said property, or any interest therein or any part thereof, is no longer required for the purpose of said district..."

The proposed sale will not hinder the use of Dayton Creek for possible transportation, utility, recreational corridors, or flood control purposes.

The Quitclaim Deed document has been approved by County Counsel as to form and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The proposed sale is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the CEQA Guidelines and Class 12 of the Los Angeles County Environmental Reporting Procedures and Guidelines adopted by your Board on November 17, 1987. These exemptions provide for the sale of surplus government property.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This transaction will eliminate the need to maintain the property and reduce the cost of the LACFCD's expenses and potential liabilities.

CONCLUSION

Please return one adopted copy of this letter and the executed original Quitclaim Deed document to Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER
Director

GF:SGS:hp

Enclosures

c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office
County Counsel
Executive Office

ORIGINAL

RECORDING REQUESTED BY
AND MAIL TO:

Brett and Benita Grauman
22608 Gault Street
West Hills, CA 91307

Documentary Transfer Tax is \$
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

Space Above This Line Reserved for Recorder's Use

Assessor's Identification Number:
2024-016-904 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to BRETT NEAL GRAUMAN and BENITA GRAUMAN, husband and wife as community property, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated November 16, 2010



LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By *Gloria Molina*
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By *Sachi A. Hamai*
Deputy

DAYTON CREEK 4EXF.2	
171-RW 1.1	
S.D. 3	M1021014
Project ID:	MPR0000044

MHL:bw

P:\CONF\DOCPREP-DAYTON CREEK-4EXF2.DOCX 81610

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

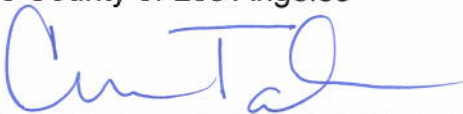
On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this 16th day of November, 2010, the facsimile signature of GLORIA MOLINA, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By 
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

ANDREA SHERIDAN ORDIN
County Counsel

By 
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

EXHIBIT A

DAYTON CREEK 4EXF.2

171-RW 1.1

A.I.N. 2024-016-904 (Portion)

T.G. 529 (H5)

I.M. 174-097

S.D. 3

M1021014

LEGAL DESCRIPTION

PARCEL NO. 4EXF.2 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in Lot 960, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 4 (Dayton Creek) in a Final Judgment, had in Superior Court Case No. 547785, a certified copy of which is recorded in Book 29634, page 101, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the most southerly corner of Lot 11, Tract No. 52580, as shown on map filed in Book 1248, pages 1 to 5, inclusive, of said Maps; thence South 52°37'59" West, along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, a distance of 6.59 feet to a point on a non-tangent curve concentric with and 6.59 feet southwesterly, measured radially, from the curved southwesterly line of said last-mentioned lot, a radial of said concentric curve to said point bears South 53°08'53" West; thence northwesterly, along said concentric curve, through a central angle of 8°43'17", an arc distance of 147.13 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 60°31'42" East, along said last-mentioned southwesterly prolongation, a distance of 6.59 feet to said curved southwesterly line; thence southeasterly, along said curved southwesterly line, to the point of beginning.

Containing: 966 ± square feet

